

UNOFFICIAL COPY

PREPARED BY:

Name: Shell Oil Products US

Address: 8401 West 159th Street
Tinley Park, IL 60487

RETURN TO:

Name: Shell Oil Products US

Address: 20945 South Wilmington Avenue
Carson, CA 90810



Doc#: 1507519077 Fee: \$66.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/16/2015 02:17 PM Pg: 1 of 15

(THE ABOVE SPACE FOR RECORDER'S OFFICE)

LEAKING UNDERGROUND STORAGE TANK ENVIRONMENTAL NOTICE

THE OWNER AND/OR OPERATOR OF THE LEAKING UNDERGROUND STORAGE TANK SYSTEM(S) ASSOCIATED WITH THE RELEASE REFERENCED BELOW, WITHIN 45 DAYS OF RECEIVING THE NO FURTHER REMEDIATION LETTER CONTAINING THIS NOTICE, MUST SUBMIT THIS NOTICE AND THE REMAINDER OF THE NO FURTHER REMEDIATION LETTER TO THE OFFICE OF THE RECORDER OR REGISTRAR OF TITLES OF COOK COUNTY IN WHICH THE SITE DESCRIBED BELOW IS LOCATED.

Illinois EPA No.: 0314915032

Leaking UST Incident No.: 20080911

Shell Oil Products US, the owner and/or operator of the leaking underground storage tank system(s) associated with the above-referenced incident, whose address is 20945 South Wilmington Avenue, Carson, CA, has performed investigative and/or remedial activities for the site identified as follows:

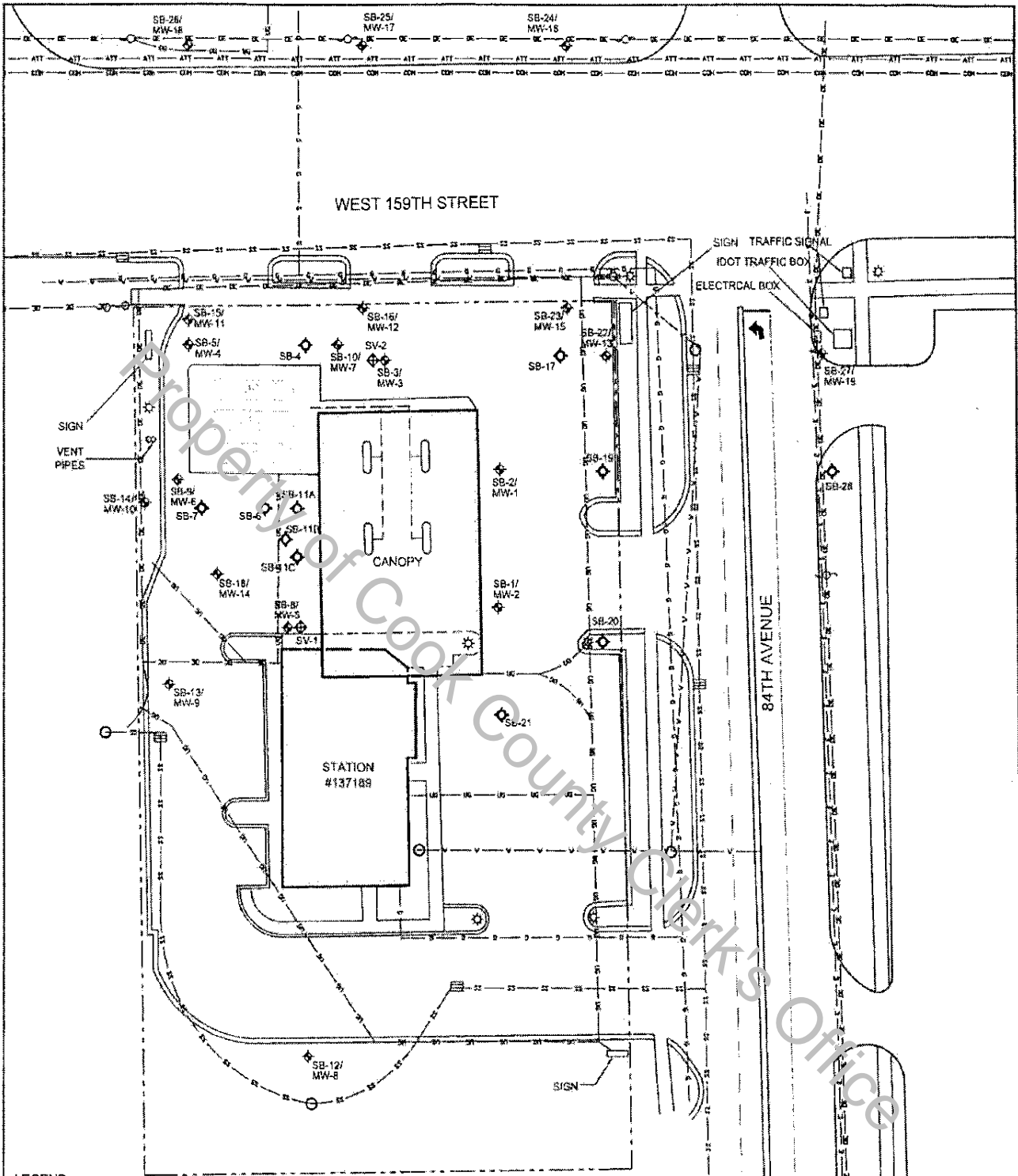
1. Legal Description or Reference to a Plat Showing the Boundaries: "see attached legal description"
2. Common Address: 8401 West 159th Street, Tinley Park, IL.
3. Real Estate Tax Index/Parcel Index Number: 27-23-101-009-0000 and 27-23-101-024-0000
4. Site Owner: RDK Ventures, LLC
5. Land Use Limitation: The land use shall be industrial/commercial. The groundwater under the site shall not be used as a potable water supply.
6. See the attached No Further Remediation Letter for other terms.

"THE SIGNATURES OF THE PARTIES EXECUTING THIS DOCUMENT
ARE COPIES AND ARE NOT ORIGINAL SIGNATURES."

Leaking Underground Storage Tank Environmental Notice

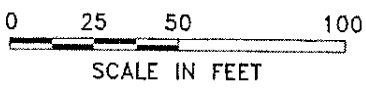
CCRD REVIEWER

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LEGEND

- PROPERTY BOUNDARY
- COM --- COMED LINE
- ATT --- ATT LINE
- ◆ MONITORING WELL LOCATION
- SOIL BORING LOCATION
- SOIL GAS LOCATION
- AREA LIGHT
- FIRE HYDRANT
- MANHOLE
- CATCH BASIN
- UTILITY POLE
- PRODUCT DISPENSER
- S SANITARY SEWER
- SS STORM SEWER
- W WATER LINE
- G GAS LINE
- E UNDERGROUND UTILITY
- DE OVERHEAD UTILITY
- PRODUCT LINE



FORMER SHELL SERVICE STATION #137189 8401 159TH STREET TINLEY PARK, ILLINOIS	
FIGURE 2 SOIL GAS LOCATION MAP	
DATE: Aug 18, 2014 JOB NO.: 46195451 DRAWN BY: JMM CHECKED BY: GG SCALE: AS SHOWN	 100 SOUTH WACKER DRIVE CHICAGO, ILLINOIS PHONE: (312) 838-1000

PREPARED BY: URS CONSULTING GROUP, INC. 100 SOUTH WACKER DRIVE, CHICAGO, ILLINOIS 60606
 DATE: AUGUST 18, 2014
 DRAWN BY: JMM
 CHECKED BY: GG
 SCALE: AS SHOWN

UNOFFICIAL COPY

The following is said ordinance as passed:

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Chapter 11-8 of the Municipal Code of Chicago is hereby amended by adding a new Section 11-8-385 and by amending Section 11-8-390 by inserting the language in italics, as follows:

11-8-385 Potable Water Defined.

Potable water is any water used for human consumption, including, but not limited to water used for drinking, bathing, washing dishes, preparing foods and watering gardens in which produce intended for human consumption is grown.

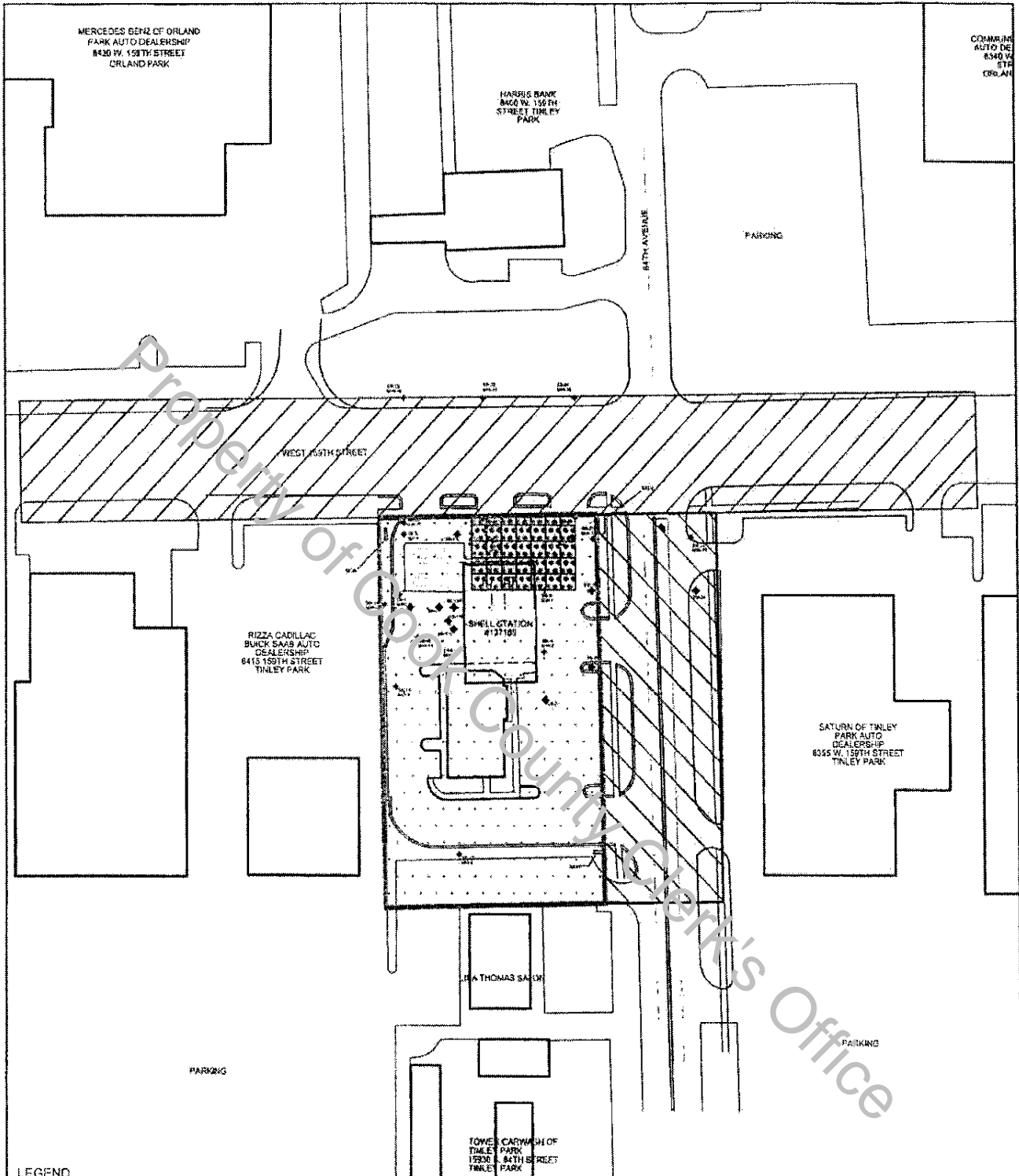
11-8-390 Prohibited Use Of Secondary Water; Prohibited Installation Of New Potable Water Supply Wells.

No secondary water shall overflow into or be discharged into any surge tank, storage tank, or reservoir, or shall in any way be piped or conveyed into the water supply system of any building, structure, or premises to become a part of or be mixed with the fresh water supply from the mains of the Chicago Waterworks System either inside of the premises or in the water service pipe. Secondary water shall not be piped to or used in any plumbing fixture, or for cooling crushers, rollers, or mixers where foods, candies, liquids or materials are manufactured for human or animal consumption. No connection, tap, or opening shall be made in a water distribution system other than an approved water distribution system which will permit such water being used for drinking.

Wherever the fire-protective equipment in any building, structure or premises has service from the Chicago Waterworks System, no pipe or other conduit which conveys secondary water shall be cross-connected to the fire-protective equipment. All fire-protective equipment connected to the Chicago Waterworks System shall be constructed in such manner that

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LEGEND

- PROPERTY BOUNDARY
- ⊕ MONITORING WELL LOCATION
- ◇ SOIL BORING LOCATION
- [Hatched Box] IDOT HAA
- [Diagonal Lines Box] COOK COUNTY HAA
- [Grid Box] PROPOSED ENGINEERED BARRIER



NORTH

0 55 110 220

SCALE IN FEET

AREA SUBJECT TO GROUNDWATER USE RESTRICTION; AND NO SOIL OR GROUNDWATER CONTAMINATION (BENZENE) EXCEEDING THE MOST STRINGENT REMEDIATION OBJECTIVES CAN BE PRESENT WITHIN FIVE FEET, VERTICALLY OR HORIZONTALLY, OF AN EXISTING OR POTENTIAL BUILDING OR ASSOCIATED MAN-MADE PATHWAY, AND ANY EXISTING OR POTENTIAL BUILDINGS LOCATED OVER THE CURRENT EXTENT OF SOIL GAS AND/OR GROUNDWATER CONTAMINATION MUST HAVE A FULL CONCRETE SLAB-ON-GRADE FLOOR OR FULL CONCRETE BASEMENT FLOOR AND WALLS WITH NO SUMP(S).

FORMER SHELL SERVICE STATION
 #137189
 8401 159TH STREET
 TINLEY PARK, ILLINOIS

FIGURE 4
 PROPOSED INSTITUTIONAL CONTROLS MAP

DATE: Aug 18, 2014

JOB NO: 46195451

DRAWN BY: JMM CKD BY: GG

SCALE: AS SHOWN



100 SOUTH WACKER DRIVE
 CHICAGO, ILLINOIS
 PHONE: (312) 636-1000

PLANNED BY: URS | PREPARED BY: URS | CHECKED BY: URS | DATE: 08/18/14
 SHEET NO: 4 OF 15 | PROJECT NO: 46195451 | DRAWING TITLE: PROPOSED INSTITUTIONAL CONTROLS MAP

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all tanks, pipes, pumps, surge tanks, and fire hydrants can be thoroughly drained, flushed and cleaned by the owners of such equipment and premises and there shall be no direct connections from the tanks, pipes and other equipment to any drainage pipes or sewers. *No groundwater well, cistern or other groundwater collection device installed after the effective date of this amendatory ordinance may be used to supply any potable water supply system, except at points of withdrawal by the City of Chicago or by units of local government pursuant to intergovernmental agreement with the City of Chicago.*

SECTION 2. Section 2-30-030 of the Municipal Code of Chicago is hereby amended by deleting the language in brackets and inserting the language in italics, as follows:

2-30-030 Commissioner -- Powers And Duties Designated.

The commissioner of the environment shall have the following powers and duties:

* * * * *

(21) To enter into grant agreements, cooperation agreements and other agreements or contracts with governmental entities, private business and civic and community groups necessary to implement the Green Streets Program and other urban forestry, beautification and environmental enhancement programs; *and agreements to implement the State of Illinois Site Remediation Program;*

SECTION 3. This ordinance shall be in full force and effect from and after its passage and approval.

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118 Form C.C. 19 SW 7-1-64 (1726)

STATE OF ILLINOIS, }
County of Cook. } ss.

I, JAMES J. LASKI, City Clerk of the City of Chicago in the County of Cook and State of Illinois, DO HEREBY CERTIFY that the annexed and foregoing is a true and correct copy of that certain ordinance now on file in my office, amending Title 11, Chapter 8 and Title 2, Chapter 30 of Municipal Code of Chicago by establishing the definition and regulation of the potable water supply system and Empowerment of Commissioner of Environment for Implementation of State of Illinois Site Remediation Program.

I DO FURTHER CERTIFY that the said ordinance was passed by the City Council of the said City of Chicago on the fourteenth (14th) day of May, A.D. 1997 and deposited in my office on the fourteenth (14th) day of May, A.D. 1997.

I DO FURTHER CERTIFY that the vote on the question of the passage of the said ordinance by the said City Council was taken by yeas and nays and recorded in the Journal of the Proceedings of the said City Council, and that the result of said vote so taken was as follows, to wit: Yeas, 47, Nays, none.

I DO FURTHER CERTIFY that the said ordinance was delivered to the Mayor of the said City of Chicago after the passage thereof by the said City Council, without delay, by the City Clerk of the said City of Chicago, and that the said Mayor did approve and sign the said ordinance on the fourteenth (14th) day of May, A.D. 1997.

I DO FURTHER CERTIFY that the original, of which the foregoing is a true copy, is entrusted to my care for safe keeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Chicago aforesaid, at the said City, in the

(L. S.) County and State aforesaid, this third (3rd) day of February, A.D. 1998.

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James J. Laski
JAMES J. LASKI, City Clerk

ORIGINAL

Property of Cook County Clerk's Office

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1127141037 Page: 7 of 7

Exhibit A
Legal Description

(96)

CC#137189

PARCEL A:

THAT PART OF THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE WESTERLY 33.00 FEET ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 23 TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WESTERLY RIGHT OF WAY LINE OF 84TH AVENUE AS PER TOWNSHIP DEDICATION, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE WESTERLY ALONG SAID WESTERLY LINE OF THE NORTHWEST 1/4 OF SECTION 23, 200.00 FEET TO A POINT; THENCE SOUTHERLY ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, 200.00 FEET TO A POINT; THENCE EASTERLY ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 23, 200.72 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF 84TH AVENUE AS PER TOWNSHIP DEDICATION; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, 200.00 FEET TO HEREIN ABOVE DESIGNATED POINT OF BEGINNING, (EXCEPTING THEREFROM THOSE PARTS OF THE LAND TAKEN AND USED FOR 159TH STREET AND 84TH AVENUE), IN COOK COUNTY, ILLINOIS

PARCEL B:

THAT PART OF THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE WESTERLY ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 233.00 FEET TO A POINT; THENCE SOUTHERLY ALONG A LINE DRAWN PERPENDICULAR WITH SAID NORTH LINE OF THE NORTHWEST 1/4 200.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUING SOUTHERLY ON LAST DESCRIBED COURSE, 163.07 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE EAST 1/2 OF SAID NORTHWEST 1/4; THENCE EAST 201.27 FEET ALONG LAST DESCRIBED LINE TO THE POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF 84TH AVENUE; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE OF 84TH AVENUE, 163.07 FEET TO A POINT OF INTERSECTION WITH A LINE DRAWN PARALLEL WITH SAID NORTH LINE OF THE NORTHWEST 1/4 AND PASSING THROUGH THE HEREINABOVE DESIGNATED POINT OF BEGINNING; THENCE WESTERLY 200.72 FEET TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THAT PART OF THE LAND TAKEN AND USED FOR 84TH AVENUE), IN COOK COUNTY, ILLINOIS.

Tax Parcel ID No(s): 27-23-101-009-0000; and 27-23-101-024-0000
Address: 8401 139th St, Tinley Park, IL 60477-1164
137189/12806757

Eddb01 5975600v1



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ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-2829

BRUCE RAUNER, GOVERNOR

LISA BONNETT, DIRECTOR

217/524-3300

CERTIFIED MAIL

7009 3410 0002 3750 8595

JAN 30 2015

Shell Oil Products US
Attn: John Robbins
20945 South Wilmington Avenue
Carson, CA 90810

Re: LPC #0314915032 -- Cook County
Tinley Park/Shell Oil #137189
8401 West 159th Street
Leaking UST Incident No. 20080911 -- NFR Letter
Leaking UST Technical File

Dear John Robbins:

The Illinois Environmental Protection Agency (Illinois EPA) has reviewed the Corrective Action Completion Report submitted for the above-referenced incident. This information was dated November 25, 2014 and was received by the Illinois EPA on November 25, 2014. Citations in this letter are from the Environmental Protection Act (415 ILCS 5) (Act) and Title 35 of the Illinois Administrative Code (35 Ill. Adm. Code).

The Corrective Action Completion Report and associated Professional Engineer Certification submitted pursuant to Section 57.7(b)(5) of the Act indicate corrective action for the above-referenced site was conducted in accordance with the Corrective Action Plan approved by the Illinois EPA. The Corrective Action Completion Report demonstrates that the requirements of Section 57.7(b) of the Act have been satisfied.

Based upon the certification by Claudine Parra, a Licensed Professional Engineer, and pursuant to Section 57.10 of the Act (415 ILCS 5/57.10), your request for a no further remediation determination is granted under the conditions and terms specified in this letter.

Issuance of this No Further Remediation Letter (Letter), based on the certification of the Licensed Professional Engineer, signifies that: (1) all statutory and regulatory corrective action requirements applicable to the occurrence have been complied with; (2) all corrective action concerning the remediation of the occurrence has been completed; and (3) no further corrective action concerning the occurrence is necessary for the protection of human health, safety, and the environment. Pursuant to Section 57.10(d) of the Act, this Letter shall apply in favor of the following parties:

4302 N. Main St., Rockford, IL 61103 (815) 987-7760
595 S. State, Elgin, IL 60123 (847) 608-3131
2125 S. First St., Champaign, IL 61820 (217) 278-5800
2009 Mall St., Collinsville, IL 62234 (618) 346-5120

9511 Harrison St., Des Plaines, IL 60016 (847) 294-4000
412 SW Washington St., Suite D, Peoria, IL 61602 (309) 671-3022
2309 W. Main St., Suite 116, Marion, IL 62959 (618) 993-7200
100 W. Randolph, Suite 10-300, Chicago, IL 60601 (312) 814-6026

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Page 1

1. Shell Oil Products US, the owner or operator of the underground storage tank system(s).
2. Any parent corporation or subsidiary of such owner or operator.
3. Any co-owner or co-operator, either by joint tenancy, right-of-survivorship, or any other party sharing a legal relationship with the owner or operator to whom the Letter is issued.
4. Any holder of a beneficial interest of a land trust or inter vivos trust whether revocable or irrevocable.
5. Any mortgagee or trustee of a deed of trust of such owner or operator.
6. Any successor-in-interest of such owner or operator.
7. Any transferee of such owner or operator whether the transfer was by sale, bankruptcy proceeding, partition, dissolution of marriage, settlement or adjudication of any civil action, charitable gift, or bequest.
8. Any heir or devisee of such owner or operator.
9. An owner of a parcel of real property to the extent that this Letter applies to the occurrence on that parcel.

This Letter and all attachments, including but not limited to the Leaking Underground Storage Tank Environmental Notice, must be filed within 45 days of receipt as a single instrument with the Office of the Recorder or Registrar of Titles in the county in which the above-referenced site is located. In addition, the Groundwater Ordinance (photocopy attached) must be filed as an attachment of this Letter with the Office of the Recorder or Registrar of Titles of the applicable county. This Letter shall not be effective until officially recorded by the Office of the Recorder or Registrar of Titles of the applicable county in accordance with Illinois law so it forms a permanent part of the chain of title for the above-referenced property. Within 30 days of this Letter being recorded, an accurate and official copy of this Letter, as recorded, shall be obtained and submitted to the Illinois EPA. For recording purposes, it is recommended that the Leaking Underground Storage Tank Environmental Notice of this Letter be the first page of the instrument filed.

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CONDITIONS AND TERMS OF APPROVAL

LEVEL OF REMEDIATION AND LAND USE LIMITATIONS

1. The remediation objectives have been established in accordance with an industrial/commercial land use limitation. The remediation objectives for the above-referenced site, more particularly described in the Leaking Underground Storage Tank Environmental Notice of this Letter, were established in accordance with the requirements of the Tiered Approach to Corrective Action Objectives (35 Ill. Adm. Code 742) rules.
2. As a result of the release from the underground storage tank system(s) associated with the above-referenced incident, the above-referenced site, more particularly described in the attached Leaking Underground Storage Tank Environmental Notice of this Letter, shall not be used in a manner inconsistent with the following land use limitation: The land use shall be industrial/commercial. The groundwater under the site shall not be used as a potable water supply.
3. The land use limitation specified in this Letter may be revised if:
 - a. Further investigation or remedial action has been conducted that documents the attainment of objectives appropriate for the new land use; and
 - b. A new No Further Remediation Letter is obtained and recorded in accordance with Title XVII of the Act and regulations adopted thereunder.

PREVENTIVE, ENGINEERING, AND INSTITUTIONAL CONTROLS

4. Preventive: The groundwater under the site described in the attached Leaking Underground Storage Tank Environmental Notice of this Letter shall not be used as a potable supply of water. No person shall construct, install, maintain, or utilize a potable water supply well. In accordance with Section 3.65 of the Act, "potable" means generally fit for human consumption in accordance with accepted water supply principles and practices.
- Engineering: A concrete/asphalt barrier that is sufficient in thickness to inhibit the inhalation and ingestion of the contaminated media must remain over the contaminated soil as outlined in the attached Site Base Map. This concrete/asphalt barrier is to be properly maintained as an engineered barrier to inhibit inhalation and ingestion of the contaminated media.

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Institutional: This Letter shall be recorded as a permanent part of the chain of title for the above-referenced site, more particularly described in the attached Leaking Underground Storage Tank Environmental Notice of this Letter.

Highway Authority Agreement

The Illinois Department of Transportation agrees, through the use of a Highway Authority Agreement, to allow contaminated groundwater and/or soils to remain beneath its highway right-of-way adjacent to the site located at 8401 West 159th Street, Tinley Park, Illinois. Specifically, as shown on the attached map, contamination will remain in the right-of-way for West 159th Street as indicated in the Highway Authority Agreement.

The Highway Authority agrees to: (a) prohibit the use of groundwater under the highway right-of-way that is contaminated above Tier 1 groundwater remediation objectives as a potable or other domestic supply of water, and (b) limit access to soil contamination under the highway right-of-way that is contaminated above residential Tier 1 soil remediation objectives. A copy of the Highway Authority Agreement can be obtained through a written request under the Freedom of Information Act (5 ILCS 140) to the Bureau of Land, FOIA Unit as detailed elsewhere in this letter. Questions regarding the Highway Authority Agreement should be directed to:

Illinois Department of Transportation
Region One Engineer
Attn: District One Environmental Studies Unit
201 West Center Court
Schaumburg, IL 60196

Highway Authority Agreement

The County of Cook agrees, through the use of a Highway Authority Agreement, to allow contaminated groundwater and/or soils to remain beneath its highway right-of-way adjacent to the site located at 8401 W. 159th Street, Tinley Park, IL. Specifically, as shown on the attached map, contamination will remain in the right-of-way for 84th Avenue as indicated in the Highway Authority Agreement. The Highway Authority agrees to: (a) prohibit the use of groundwater under the highway right-of-way that is contaminated above Tier 1 groundwater remediation objectives as a potable or other domestic supply of water, and (b) limit access to soil contamination under the highway right-of-way that is contaminated above residential Tier 1 soil remediation objectives. A copy of the Highway Authority Agreement can be obtained through a written request under the Freedom of Information Act (5 ILCS 140) to the Bureau of Land, FOIA

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Page 4

Unit as detailed elsewhere in this letter. Questions regarding the Highway Authority Agreement should be directed to:

Cook County Bureau of Administration
Department of Highways
Attn: Superintendent
69 West Washington Street, 23rd Floor
Chicago, IL 60602

Groundwater Use Ordinance

Section 11-8-390 of the Municipal Code of Chicago effectively prohibits the installation of potable water supply wells (and the use of such wells) and is an acceptable institutional control under the following conditions:

Each affected or potentially affected (as shown through contaminant modeling) property owner and the City of Tinley Park must receive written notification from the owner or operator desiring to use the ordinance as an institutional control that groundwater remediation objectives have been approved by the Illinois EPA. Written proof of this notification shall be submitted to the Illinois EPA in accordance with 35 Ill. Adm. Code 742.1015(b) and (c) within 45 days from the date this Letter is recorded. The notification shall include:

- a. The name and address of the unit of local government;
- b. The citation of the ordinance used as an institutional control in this Letter;
- c. A description of the property being sent notice by adequate legal description or by reference to a plat showing the boundaries;
- d. A statement that the ordinance restricting the groundwater use was used by the Illinois EPA in reviewing a request for groundwater remediation objectives;
- e. A statement as to the nature of the release and response action with the name, address, and Illinois EPA inventory identification number; and
- f. A statement as to where more information may be obtained regarding the ordinance.

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The following activities shall be grounds for voidance of the ordinance as an institutional control and this Letter:

- a. Modification of the reference ordinance to allow potable uses of groundwater.
- b. Approval of a site-specific request, such as a variance, to allow use of groundwater at the site.
- c. Violation of the terms of a recorded institutional control.

As a part of its corrective action, the leaking underground storage tank site has relied upon Section 11-8-390 of the Municipal Code of Chicago that prohibits potable uses of groundwater as defined therein.

Concrete Base with No Sumps and No Contamination within Five Feet

Any existing or potential building constructed within the area depicted on the attached site map must have a full concrete slab-on-grade or a full concrete basement floor and walls with no sumps. In addition, no soil or groundwater contamination exceeding the most stringent Tier 1 remediation objectives shall be present within five feet of an existing or potential building or man-made pathway associated with the building.

Building Prohibition

No building or man-made pathway shall be constructed or occupied within the area depicted on the attached site map.

5. Failure to establish, operate, and maintain controls in full compliance with the Act, applicable regulations, and the approved corrective action plan, if applicable, may result in voidance of this Letter.

OTHER TERMS

6. Any contaminated soil or groundwater removed or excavated from, or disturbed at, the above-referenced site, more particularly described in the Leaking Underground Storage Tank Environmental Notice of this Letter, must be handled in accordance with all applicable laws and regulations under 35 Ill. Adm. Code Subtitle G.

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7. Further information regarding the above-referenced site can be obtained through a written request under the Freedom of Information Act (5 ILCS 140) to:

Illinois Environmental Protection Agency
Attention: Freedom of Information Act Officer
Bureau of Land - #24
1021 North Grand Avenue East
Post Office Box 19276
Springfield, IL 62794-9276

8. Pursuant to 35 Ill. Adm. Code 734.720, should the Illinois EPA seek to void this Letter, the Illinois EPA shall provide notice to the owner or operator of the leaking underground storage tank system(s) associated with the above-referenced incident and the current title holder of the real estate on which the tanks were located, at their last known addresses. The notice shall specify the cause for the voidance, explain the provisions for appeal, and describe the facts in support of the voidance. Specific acts or omissions that may result in the voidance of this Letter include, but shall not be limited to:
- a. Any violation of institutional controls or industrial/commercial land use restrictions;
 - b. The failure to operate and maintain preventive or engineering controls or to comply with any applicable groundwater monitoring plan;
 - c. The disturbance or removal of contamination that has been left in-place in accordance with the Corrective Action Plan or Completion Report;
 - d. The failure to comply with the recording requirements for the Letter;
 - e. Obtaining the Letter by fraud or misrepresentation; or
 - f. Subsequent discovery of contaminants, not identified as part of the investigative or remedial activities upon which the issuance of the Letter was based, that pose a threat to human health or the environment.

Submit an accurate and official copy of this Letter, as recorded, to:

Illinois Environmental Protection Agency
Bureau of Land - #24
Leaking Underground Storage Tank Section
1021 North Grand Avenue East
Post Office Box 19276
Springfield, IL 62794-9276

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If you have any questions or need further assistance, please contact the Illinois EPA project manager, Scott McGill, at (217) 524-5137.

Sincerely,



Michael T. Lowder
Unit Manager
Leaking Underground Storage Tank Section
Division of Remediation Management
Bureau of Land

Attachments: Leaking Underground Storage Tank Environmental Notice
Site Base Map
Site map depicting the institutional controls
Copy of Cook County groundwater ordinance
Legal Description

cc: URS
BOL File

Cook County Clerk's Office